

CLARK COUNTY DEPARTMENT OF BUILDING



COMMERCIAL PLUMBING AND MECHANICAL INSPECTION CHECKLISTS 2006 CODE

August 30, 2010

GENERAL NOTES

- This checklist is intended for use as a GUIDE to assist and promote consistency in the application of the **plumbing code** and standard practices within Clark County. This list is for use of county inspectors and for the general public.
- This checklist is for wood frame and light commercial structures.
- The information in this checklist is not, nor was it ever intended to be, all-inclusive. It does not include all code or individual plan requirements. It is intended to reflect local policies, procedures and practices within Clark County. This checklist does not waive any specific code requirements not listed or allow for the decrease in the requirements of an engineered design. It also does not add requirements where the minimum of the code has been met.
- All approved plans, documents and revisions to plans must be maintained on site and available for review at all times the building is under construction.
- All plans and paperwork will be reviewed before performing any inspection.
- The owner, permit holder or responsible person, on the job site, is responsible for establishing safe access to perform all inspections.
- In the event that ladders are necessary to perform inspections, all ladders and equipment shall meet minimum OSHA standards. Inspectors are not responsible for setting up or moving ladders from one location to another, within or to other buildings or structures.
- Inspectors are not responsible for unscrewing /unbolting of items to verify information that is part of an inspection.

PROHIBITED FITTINGS AND PRACTICES

905.6	Combination fittings to catch or receive fixture trap arms.
1002.4	Sanitary tees on their backs used for drainage.
1002.4	Horizontal wet venting (excluding residential).
311.1	Double combination fitting used in the horizontal.
311.1	Side inlet ¼ bends.
	Double 'Wisconsin' or 'Nawlins' fittings (singles are ok).
1003.3	Trap and trap arm shall be the same size (reduction may be made on the inlet side of the trap only).

Code references coding

- **A= amendment**
- **E= energy code**
- **EL= NEC, electrical code**
- **R= residential code**

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COMMERCIAL UNDERGROUND PLUMBING (4412)

Drain, Waste and Vent Piping

707.4	Clean outs on runs in excess of 100 feet .
719.6	Manholes in lieu of cleanouts at 300 feet and direction of flow.
710.0	Back water valves where indicated on site plan.
712.2	10 foot head test or 5 psi air test.
1007.0	Trap primers installed where there is no maintenance or infrequent use.
708/T7-5	Grading of piping, ¼ inch per foot, unless otherwise noted. Use footnote #5, Table 7-5, for 4 inch and above, if approved.
705.1.8	Use of listed transition fittings and couplings; i.e., from cast iron to plastic or copper to plastic.
700	Use of accepted alternate materials and methods; i.e. “Solvent Systems.”
Plans	Check for rated materials used in specific occupancies and construction types.
Plans	Check for piping within rated envelopes and penetrations.
ANSI	Check to see that all ANSI A117.1 requirements for handicapped are met.
T7-5	Check all venting runs and termination sizes. Cross sectional areas shall be maintained throughout the system.
T7-5	Check for horizontal runs in excess of limitations of Table 7-5, footnotes.
T7-3/T7-5	Sizing per Table 7-3 and 7-5 (don’t forget the footnotes).
T7-6	Cleanout sizing per Table 7-6: <ul style="list-style-type: none">a. 1 ½ inch pipe 1 ½ inch c.o.b. 2 inch pipe 1 ½ inch c.o.c. 2 ½ inch 2 ½ inch c.o.d. 3 inch 2 ½ inch c.o.e. 4 & larger 3 ½ inch c.o.
707.13	Clean out with raised square heads or slotted heads.
312/305.1	Connection of building sewer to utility required (sewer inspection).
FIG-P-019	Cleanouts installed at underground or locations marked with a brightly colored paint.
707.4	Cleanouts shall be at all “sink locations”, urinals and horizontal changes of direction exceeding 135 degrees and horizontal drain lines greater than 5 feet off the main line.
FIG-P-012	Air admittance valves (Studor).

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COMMERCIAL WATER PIPING (4425)

ANSI	Check that all 2003 ANSI A117.1 handicap requirements are met, to include the insulating of all exposed pipes and drains.
Plans	Specific type of piping and grade of piping to be installed per plan.
T6-4	Sizing per Table 6-4 and 6-5 (remember the footnotes).
T6-2	Backflow devices Table 6-2.
T6-3	Minimum air gap Table 6-3.
T6-6	Air chamber devices Table 6-6.
609.9.4	Air hammer chambers on quick acting valves and copper piping systems.
608.2	Pressure regulator valve (PRV) required where the psi is greater than 80 psi .
E504.5	Weather protection (insulation) where exposed to freezing conditions.
T3-2	Strapping and supports within the limits of Table 3-2.
608.2	Accessible strainer ahead of PRV or integral of the device.
315.4	Minimum of 12 inches of cover on piping below grade.
313.10	Provide sleeving on copper piping below grade and passing through concrete.
T3-2	Pex piping installed to manufacturer's installation instructions and supported at 32 inches on center.
Manufacture	Pex piping to have "slack" for expansion and contraction. PE in stem wall, sleeved; sleeve to be a minimum 6 inches above stem wall with the PE termination 6 inches above the sleeve before any transition.
610.10	Flushometer installation according to Table 6-7.
603.4.11	Reclaimed water systems properly identified.
605/605.7	Proper shut off valves for fixtures.
402/402.6	Acceptable water conservation fixtures and preset devices per Chapter 4.
609.4	Water lines should have working pressure on the system or a 50 psi air test.

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COMMERCIAL WATER PIPING (4425)

COMMERCIAL GAS PIPING (4422)

Gas Piping General

- FIG-P-002 Sizing of gas system per Table 12-1 and 12-3 (low pressure) Plans should outline what type of system is being installed, use 1000 BTU/cubic foot.
- 1209.1.1 Follow the approved gas piping drawing for the installed gas piping.
- FIG-P-011 Gas systems to be a minimum of **6 inches** above grade or structure.
- 1203.3(2) Support per Table 3-2 and 12-2 Shut off valves shall be accessible and within **3 feet** of the appliance.
- NFPA 54 Gas line shall be sized through the gas valve.
- T12-1 Gas appliances within the limits of Table 12-1.
- Chapter 12 Gas pipe sizing within the limits of the tables in Chapter 12.
- 1212.4 Shut off valves located in the attic shall be above the insulation and above the platform on the firebox side of the appliances.
- 1211.1.6 All gas piping installed on a roof shall be installed on nominal **6 inch** weather treated wood block or preformed metal riser.

Underground Gas Piping

- 1211.1.2(A) PE tubing buried below grade a minimum of **18 inches** to top of pipe with **3 inch** sand bedding.
- Manufacturer PE installations using heat fusion shall have the applicators card on site.
- 1211.1.7(C) 18 gauge yellow tracer wire shall be attached to the PE piping and extended a minimum of **6 inches** above grade on each end.
- 1211.1.2(A) Metallic gas piping buried below grade shall be a minimum of **12 inches**.
- 1211 Metallic gas piping below grade shall be factory coated pipe with all pipe scrapes and fittings protected with a minimum of four wraps of ten mill tape.
- 1211.1.6 No gas piping shall be installed under any building or structure unless properly sleeved and vented.
- A1211.1.6 Sleeves shall be minimum schedule 40 and $\frac{1}{2}$ **inch** larger than pipe and **12 inches** beyond slab.
- 1211.1.6 When beneath concrete sleeving shall be in place and vented to the atmosphere.
- 1209.5.3.2 Copper tube gas piping applications rated K, L or ACR are allowed.

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COMMERCIAL ROUGH PLUMBING (4441)

ANSI	Check fixtures for handicapped clearances per 2003 ANSI A117.1.						
T3-2	Pipe and fittings shall be properly supported, per Table 3-2.						
1003.3	Traps shall be the same size as the trap arm they serve. Reductions shall be made on the tail piece to the trap.						
723.0	10 foot head water testing on all DWV piping. When in doubt, ask for the manufacturers' installation instructions.						
313.9	Piping within 1 inch of edge of framing members shall be protected by 18 gauge nail plates.						
Manufacturer	Tub and shower pans installed per manufacturers' installations instructions.						
411.6	Nail or screw in each of the flange holes for showers and tubs.						
404.2	Access panel to Jacuzzi pump and GFCI outlet.						
407.6	Water closet flanges measured for side and back clearances.						
906.5	Joints at roof around pipes to be water tight by approved flashing material.						
T10-1	Maximum trap arm lengths: <table><tr><td>1 ½</td><td>3 feet, 6 inches</td></tr><tr><td>2</td><td>5 feet, 0 inches</td></tr><tr><td>3</td><td>6 feet, 0 inches</td></tr></table>	1 ½	3 feet, 6 inches	2	5 feet, 0 inches	3	6 feet, 0 inches
1 ½	3 feet, 6 inches						
2	5 feet, 0 inches						
3	6 feet, 0 inches						
1002.2	Trap arm minimum length two times the diameter of the trap arm.						
1003.3	Trap arm may be increased one pipe size as long as the trap arm is the same as the trap.						
311.1	Back to back or side to side fixtures use double fixture fitting.						
411.8.1	Second floor – check tub and shower pans are filled with water for test.						
411.8	Built up shower pan liners sloped to drain.						
411.8	Built up shower pans min 3 inches above dam level.						
407.3	Second floor – Closet flange holes shall be filled with corrosion resistant screws.						
404.2	Access panels minimum 12 inches by 12 inches for concealed slip joints.						
804.1	Clothes washer standpipe minimum 18 inches , maximum 30 inches above the trap weir.						
909.0	Island sink vented properly to the nearest wall and foot vent to have cleanout.						
906.1	Vent piping terminating a minimum of 6 inches above the roof.						
905.3	Vents shall rise a minimum of 6 inches above flood rim of the fixture or use drainage fittings.						
904.1	Aggregate vent area shall not be less than the minimum building drain.						
908.1	Wet vent limited to one and two fixture unit fixtures and vertical applications only.						
908.1	Wet vent piping to be one pipe size larger than the upper most fixture.						
908.2	Wet vent shall be in the same story and a minimum size of 2 inches .						
411.8	Built up shower pan shall have water proof membrane with 2 part drain.						

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COMMERCIAL ROUGH PLUMBING (4441)

T6-4	Fixture counts within the limits of Tables 6-4, 6-5, Appendix A, 7-3, 7-5.										
T3-2	All supports (vertical and horizontal) within the limits of Table 3-2.										
T5-2	Verify all hanger rod, per pipe sizes within the limits of Table 5-2.										
T6-2	Verify minimum requirements for 'backflow protection' per Table 6-2.										
T6-3	Minimum requirement for 'airgaps' within the limits of Table 6-3.										
T6-7	Verify flushometer installations are within the limits of Table 6-7.										
707.0	All needed cleanouts shall be installed and accessible.										
707.4(3)	No cleanouts required above the first floor.										
T7-6	Verify cleanout sizing within the limits of Table 7-6: <table><tr><td>1 ½ inch pipe</td><td>1 ½ inch c.o.</td></tr><tr><td>2 inch pipe</td><td>1 ½ inch c.o.</td></tr><tr><td>2 ½ inch</td><td>2 ½ inch c.o.</td></tr><tr><td>3 inch</td><td>2 ½ inch c.o.</td></tr><tr><td>4 & larger</td><td>3 ½ inch c.o.</td></tr></table>	1 ½ inch pipe	1 ½ inch c.o.	2 inch pipe	1 ½ inch c.o.	2 ½ inch	2 ½ inch c.o.	3 inch	2 ½ inch c.o.	4 & larger	3 ½ inch c.o.
1 ½ inch pipe	1 ½ inch c.o.										
2 inch pipe	1 ½ inch c.o.										
2 ½ inch	2 ½ inch c.o.										
3 inch	2 ½ inch c.o.										
4 & larger	3 ½ inch c.o.										
707.1	Clean out with raised square heads or slotted heads.										
707.7	Clean out extensions shall be from a wye or wye and 1/8 bend.										
T10-1	Verify trap and trap arm minimum and maximum lengths per Table 10-1.										
T11-1/T11-2	Storm drainage sizing per the correct tables in Chapter 11 (use 2 inch column).										
T11-5	Verify scuppers and their sizing within the limits of Table 11-5.										
T3-2	Pex piping supported every 32 inches horizontally or per manufacturer.										
605.5	A full way valve shall be installed on the cold water supply piping.										
418.0	Shower and tub/shower combination shall have individual control valves of the pressure balance or thermostatic mixing valve types for scald protection.										
608.3	An expansion tank or temperature relief valve shall be installed on the cold side of the water heater to control thermal expansion.										
605.5	A full way valve shall be installed on the cold side of the water heater supply.										
505.6	A temperature and pressure relief line shall be installed at the water heater and terminated to the outside of the building.										
508.14	Water heater shall be on a stand a minimum of 18 inches from the floor to the burner or element. In the 2000 UPC/UMC, if the equipment has a sealed combustion chamber, the equipment may sit directly on the garage floor.										
508.4	Water heaters in furred space shall have a corrosion resistant pan with a minimum ¾ inch drain.										
508.17	Water heaters and other mechanical equipment shall be protected from damage by adequate barriers.										
609.9.4	Check for water hammer arresters at quick closing valves in copper piping systems.										

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Mechanical Code B-Vents and single wall piping

- T8-2 B-Vent supported with min **1 inch** clearance to combustibles, with flow up.
A802.6(1) Shall terminate a minimum of **4 feet** from a vertical surface.
802.6.1.1 No limit on **45⁰** degree offsets.
802.6.1.1 Only one **60⁰** degree offset allowed.
803.1.1(5) Gas vent 3 inch minimum vent, in no case less than the appliance draft diverter.
802.6.1 Remember the termination of vents above the roof is determined by its size and roof slope, check Section 517.
802.8.3 Direct vent appliances and their terminations are in Section 517.5 exception.
802.6.2 Shall terminate **1 foot** above the roof into an approved vent cap.
Manufacturer Vents **4 feet** from property lines.

Combustion Air Openings

- Plans Check for plan specific notes and manufacturers recommendations for guidance.
205.0 If the volume of the area in which gas fired appliances are located is equal to 50 cubic feet per 1000 BTU's, combustion air opening are not required.
T5-2 See Chapter 5, Table 5-2. Take the volume of the room; width times length times height WxLxH. This number, when greater than the BTU rating of the appliance, needs no additional combustion air.
T5-2 Refer to Table 5-2 in the Plumbing Code or Table 7-1 of the Mechanical Code.
Plans Does the room have/need doors or louvers?
Plans Does the enclosure open from the outside or inside the building? It makes a difference.

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FINAL PLUMBING (4499)

Vent Connectors

- 510.7.4.2 Single wall metal pipe cannot be in a concealed location.
510.7.4.4 Minimum **6 inches** separation from combustibles for single wall
Connectors shall rise a minimum of $\frac{1}{4}$ **inch** per foot.
510.10.7 Sheet metal screws shall attach the single wall to the draft diverter and single wall
to the B-Vent.
510.6.2.4 Roof termination shrouds must be listed for system used.

Gas piping

- Manufacturer Flex connectors shall be rated for the BTU of the appliance.
Manufacturer Flex connectors rated for "Mobile Homes" are permitted to be used on mobile
home applications only.
1212.4 Flex connectors max length **6 feet**.
1209.6.5 Gas meters in gang installations shall be identified in a permanent manner
identifying the location that the meter serves per Section 1209.2.
1214.2.3 Gas valves installed and properly capped or plugged.
319/1214.3 Final gas test air pressure at minimum **10 psi for 15 minutes** (low pressure)
Gauge to be max 2 times test pressure and 1/10 pound increments.
319/1214.3 **60 psi for 30 minutes** (medium pressure) Gauge to be max 2 times test pressure
and 1 pound increments.
Numbered gas tags shall be used when completing the final for multi-tenant
spaces.
FIG If gas test passes, issue gas tag, record number in history.

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FINAL PLUMBING (4499)

ANSI	Verify all accessibility requirements.
ANSI	Verify handicapped fixtures to ANSI 2003 A117.1.
707.10	Verify working clearances for cleanouts. Verify all backflow prevention devices are installed. If property has irrigation, verify that pressure vacuum breaker is installed a minimum of 12 inches above all downstream piping. 1 inch air break at water softener backwash line.
605.6	Main water shut-off shall be accessible and not in contact with soil.
807.4	Dishwasher air gap fitting shall be a minimum of 1 inch above flood level rim of the sink.
402/402.6	Verify water conservation aerators are in place.
807.4	Verify all required air breaks a minimum of 1 inch above.
402	Verify water conservation fixtures.
706.0	Locate all cleanouts and verify accessibility.
1001.1	No double traps on any fixtures. Water heater set level. T & P terminated minimum 6 inches , maximum 24 inches above grade and pointing downward.
510.7.4.4	Single wall vent connectors to be a minimum of 6 inches from combustibles Combustion air requirements, in garage and attic.
508.2	Hot water heater seismic zone strapping shall be a minimum of two straps; one in the upper one-third and one in the bottom one-third and/or 4 inches above the controls.

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COMMERCIAL ROUGH MECHANICAL (5551)

- B403.15 No rough inspections until approval of control diagram.
- 304.1 Verify all listed mechanical equipment and its locations per approved plan for model numbers, manufacturers installation instructions and BTU ratings.
- 307.1/307.3 Verify HVAC equipment sizes, BTU ratings and location requirements per name plate listing.
- 304.1 Verify clearances and approved use (indoor/outdoor, vertical/ horizontal).
- 904.11.1 Minimum size attic access openings **22 inches by 30 inches**, or largest piece of equipment to remove.
- 904.11.2 Catwalk minimum **2 feet** wide and maximum **20 feet** long working platform and minimum clearances.
- 305/904.11.4 Working platforms and minimum working clearance of **30x30x30 inches**.
- 904.11.5 Electrical disconnect and lighting requirement.
- 701.1.1 Combustion air opening requirements.
- 1106.2 Condensing line set insulated, supported and attachment to unit and exit through an exterior wall and sealed at supporting flashing.
- 310.1 Terminate primary condensate line to the exterior.
- 310.2 Terminate secondary condensate line to a visible location for quick detection.
- 310.3 Check manufacturers listing for size of pipe, use of traps or use of vents on condensate lines (minimum size **¾ inch**).
- T3-2 UPC Condensate lines shall be properly supported (PVC every **4 feet** horizontally).
- P15.9.2003 If PVC piping is used for condensate lines, the piping shall have primer applied to all pipes and fittings before gluing.
- 601.2 Duct sizes, locations and UL-181 listings.
- 604.5 Check flex duct for support every **4 feet**, mechanical bands and proper connections with UL-181B tape for flex ducts and 181A for metallic duct.
- B803.9 Supply registers supported on two opposite sides.
- 1613.1 Return air return grills supported on all sides.
- E503.2.7 Proper insulation of ducts, wye branches, connections, fittings and metal plenums with minimum R-8 insulation or per Energy calculations.
- A904.10.3.5 Permanent ladder requirements and installed.
- 606.0 Verify smoke and fire dampers (horizontal or vertical applications).
- 606.5 Verify access to smoke and fire dampers (if break away ducting is used, no need for an access panel in duct).
- 602.3 Verify UL listing of factory made duct work or class 1 non metallic.
- 304.5 Identify all equipment on the roof with permanent signs as to what area the equipment serves.

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COMMERCIAL ROUGH MECHANICAL (5551)

COMMERCIAL ROUGH MECHANICAL (5551)

Vents

- T8.2 B-Vent supported with min 1 inch clearance to combustibles, with flow upward.
- 802.10.9.2 Horizontal run limited to 75% of vertical height.
- 802.6.1.1 Offsets limited to one not more than 60⁰.
- A802.6(1) Termination min **4 feet** from property line, vertical walls.
- 802.6.3 Size of B-Vent per unit output.

Environmental Air Duct

- 504.0 Dryer Vents – Kitchen Exhausts – Bathroom Exhaust Fans.
- 504.2 Kitchen hood duct smooth interior.
- Plans/T6-7 Verify size, length and support of ducts.
- 504.3.2.2 Dryer exhaust – **14 feet** with 2-90's rule. In excess of this rule, the duct sizes and length shall be engineered and plans check approved.
- 504.3.1 No screws in dryer vent connections.
- A504.3.1 Vent terminations to have back draft dampers.
- 504.3.1 Dryer vent requires a non-screened back draft damper. Back draft dampers are not required when terminating in the vertical position.
- T4-4 Verify means for natural ventilation for bath, water closets areas or provide exhaust 50 cfm fan.

Manufactured Fireplaces/Decorative Fireplaces

- 907 All fireplaces and decorative fireplaces shall be installed per the manufacturers' installation instructions, including mantles, clearances and venting.
- 908.2(A) Standoffs not removed (no combustibles below stand-offs).
- 701.1.2 Check combustion air per the appliance listing and Chapter 7.
- Listing Remove all loose material from fireplace chase (wood/paper/insulation) per its listing for distance to combustibles.

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COMMERCIAL ROUGH GREASE DUCT (5546)

- 510.5.2.1 All welds to be smooth and liquid tight.
- 510.3.4.1 Access doors at **10 foot** intervals horizontally and changes of direction.
- 507.2.3 Listing of specific wraps and terminations.
- 507.2.4 Duct supported separate from shaft enclosure.
- A510.7.2.4 Supports on the outside of the duct.
- 507.2.3 Listed enclosure.
- 510.3.4.4 Fire rated access doors, same gauge as duct, that require no tool for access.

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COMMERCIAL ROUGH GREASE DUCT (5546)

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COMMERCIAL TYPE I HOOD (5575)

- 508.4.1 Hood installed per manufacturers details for support.
- 511.2.2 Air balance reports.
 - a. Smaller installations use the air balance form and the installer fills out report.
 - b. Larger installations use QAA, third party agencies or contracts for balance reports.
 - c. Air balance report has to be completed before Fire Department will sign off.
 - d. Check manufacturers instruction for balance requirements.
- 508.4.1 Hood to overhang equipment by **6 inches**.
- 508.4.1 Distance between bottom of hood and cooking surface not to exceed **4 feet**.
Clearance of **3 inches** between hood and combustible wall surface.
- 509.2.5.1 Verify grease drip tray.
- 509.2.4 Listed filters installed.
- 508.8 Exhaust outlets not to exceed **12 feet** between.
- 511.3 Verify make-up air source.
- 511.3 Make-up air volume to equal exhaust volume.
- 510.8.2 Exhaust fan for type I hoods.
 - a. Terminate **10 feet** from property line or air intakes.
 - b. Terminate **2 feet** above roof.
 - c. Drywall duct enclosure shaft to be vented above roof.

Send report to Records.

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COMMERCIAL TYPE I HOOD (5575)

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DUCT DETECTOR TEST (5535)

- 1. Section 609.0 and field guideline FIG-M-003.**
2. Duct detectors 5 or less can be checked for shut down by the inspector, if time allows.
3. Duct detectors of 6 or more will be completed by a third party agency, report will be submitted before final will be approved.
4. Duct detectors will be tested for shut down purposes with either smoke or a magnet per its listing.
5. Measurement of air across the duct detector shall be per listing and installation instructions.
6. Instruments for measuring air flow shall be provided by the installer.
7. Tests shall be verified by the inspector or a third party testing agency pre-approved by Clark County.

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COMMERCIAL DUCT DETECTOR TEST (5535)

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COMMERCIAL FINAL MECHANICAL (5599)

A909.17	Final Mechanical-QAA report is completed and approved in the computer. FIG-
M-003	Copies of all duct detector testing is completed and approved in the computer.
A513.9	Copies of all damper tests are completed, turned in and approved in the computer.
T4-1	Outside air requirements are met.
803.9	Verify all registers and filters are installed.
E503.2.4.1	All thermostats are installed meeting energy code requirements.
304.5	All roof top equipment is installed and identified.
305.0	All access openings are operable.
909.17	All smoke management requirements have been met and are on the Mechanical-QAA report approved in the computer.
308.1	Equipment in garages, with ignition sources, a minimum 18 inches above floor.
B716.5.2	Duct penetration through garage membrane minimum of 26 gauge thickness with no openings into the garage area.
1106.2	Equipment installed at grade level shall be supported on a level non-combustible platform a minimum of 3 inches above final grade.
309.0	Disconnect and over current protection within sight of each piece of equipment.
AR1008	Decorative gas appliances shall be installed per their listing with logs, glass doors, ember strip.
AR1008	Decorative appliance dampers shall be permanently blocked open.
T8-2	Verify vent connectors for clearances and terminations with approved caps.
Listing	Verify exhaust terminations for screens and operation of dryer back draft damper as required for environmental air ducts.
701.0	Verify combustion air duct requirements and location.
308.1	Verify protection of equipment in garages by bumper guards, bollards, raised platform or outside the travel path of traffic.

Note: This is not a complete list and is not inclusive of all construction methods, materials or practices. Checklists are intended to serve as a reference point for a basic inspection only. Compliance with all the provisions of applicable codes shall be required.

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